

## LESSONS LEARNED

### ❖ **Prior to initial Site Visit:**

- Select primary and secondary facilities early
- Ensure the government team handling the facilities for NMCI includes a government representative from the team handling the IT transition
- Find facilities that meet requirement laid out in the contract and PEO-IT messages
  - Area and overhead requirements are real – if a warehouse facility with less overhead space is proposed, it should have an increased footprint to provide the required volume.
  - Area for Server Farms should be contiguous and, to the maximum extent possible, clear span – interior interferences require additional space beyond what has been published. Interferences include columns, stairwells, etc. Include all setbacks for handicap access when calculating the additional area required.
- Facilities should be outside the 100-year flood plain or situated on a floor above the flood plain
- Server Farm facilities should be as close as possible to existing base information infrastructure
- Consider Government costs and time required to upgrade facilities
  - Fix leaking roofs
  - Provide sufficient power
  - Remove asbestos
  - Etc.

### ❖ **Initial Site Visit:**

- Provide ISF the following at the beginning of the site visit:
  - Hard copy of all building plans
  - Hard copy of base information infrastructure plans
  - If available, a second set of drawings on CD
  - AIS Report for affected buildings
  - Asbestos and Hazard Materials reports for affected buildings
- Be prepared to walk the buildings with ISF
- Have representation from:
  - Planning
  - Engineering
  - Environmental
  - ROICC
  - Base IT
  - Current building tenant

### ❖ **Construction Planning:**

- Make a formal offer of spaces to ISF
- Plans are prepared to “Best commercial practices” instead of NAVFAC Guide Specs
- Government reviews for:
  - Basic life safety and fire code compliance
  - Compatibility with existing facilities
  - Uniform Federal Accessibility Standards (UFAS) compliance
  - Signature by a registered engineer with the appropriate discipline
  - COMSEC and other security criteria
- This is a very fast-paced contract
  - Reviews are generally limited to two days
  - Build your staff to make quick decisions
- Government remove all asbestos that would be disturbed during construction

❖ **Construction:**

- Utilities mark-outs must be done “fast track”
  - Usually 2-day notice
- Request a single point of contact to ISF
- ROICC should perform a Pre-Construction Conference
- ISF will require additional space inside most of the buildings on the base for installation of Intermediate Distribution Frames (IDF) and Medium Distribution Frames (MDF)
- Contact the NAVFAC GFF Program Manager if ISF asks for space in beyond the contract requirements

❖ **Maintenance/Repair/Operations:**

- ISF is responsible for maintenance and repair of equipment they install. They can either:
  - Contract with the Government to supply maintenance
  - Maintain responsibility for maintenance
- The Government is responsible to supply electrical power and all BOS costs such as custodial services and trash disposal at no cost to ISF
- Fueling of generators:
  - If Government installed, used solely by ISF; the Government provides
  - If ISF installed, used solely by ISF; ISF provides
  - If ISF installed, ISF and Government use jointly; Government pays a pro-rata share